

Mortgage of Real Estate

County of Greenville S.C.

THIS MORTGAGE made this 3rd day of August, 1982

by SON Jamile J. Francis

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of SC

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 608 Greenville, SC 29602

WITNESSETH:

THAT WHEREAS, Jamile J. Francis is indebted to Mortgagee in the maximum principal sum of One Hundred Fifteen Thousand and No/100 Dollars (\$115,000.00), which indebtedness is evidenced by the Note of Jamile J. Francis of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is 180 days after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 115,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land located in the County of Greenville, State of South Carolina lying and being on the Southwest side of Augusta Street as shown on plat of property of Roy Corbett and J. P. Williamson prepared in August, 1945 by R. E. Dalton and having, according to a more recent plat entitled "Property of Jamile J. Francis" by Freeland & Associates dated August 2, 1982, the following metes and bounds, to-wit:

BEGINNING at an "x" in the sidewalk at the intersection of the Southwest side of Augusta Street and with the Northeast side of Conestee Avenue and running thence with Conestee Avenue S. 31-33 W. 49 feet to a nail; thence still with Conestee Avenue S. 27-05 W. 85 feet to a point on the northern edge of an alley; thence with the northern edge of the alley S. 47-13 E. 192.2 feet to a point in line of other property belonging to grantee; thence with line of other property belonging to grantee N. 49-33 E. 127.7 feet to an iron pin on the Southwest side of Augusta Street; thence with Augusta Street N. 46-27 W. 226.7 feet to the point of beginning.

ALSO: All that certain piece, parcel or lot of land shown as 14 foot alley on said plat, together with a one foot strip reserved being more particularly described as follows:

BEGINNING at a point on the Eastern side of Conestee Avenue at the Southwest corner of property above described and running thence with line of property above described S. 47-13 E. 192.2 feet to a point; thence S. 49-33 W. 15 feet to a point; thence N. 47-13 W. 187.3 feet to an iron pin on the Eastern edge of Conestee Avenue; thence with the Eastern edge of Conestee Avenue N. 27-05 E. 15.6 feet to an iron pin, the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of Jill Williamson Royce dated August 3, 1982, and recorded in the RMC Office for Greenville County in Deed Book 1171 at Page 369.

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DOCUMENTARY RECORD

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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